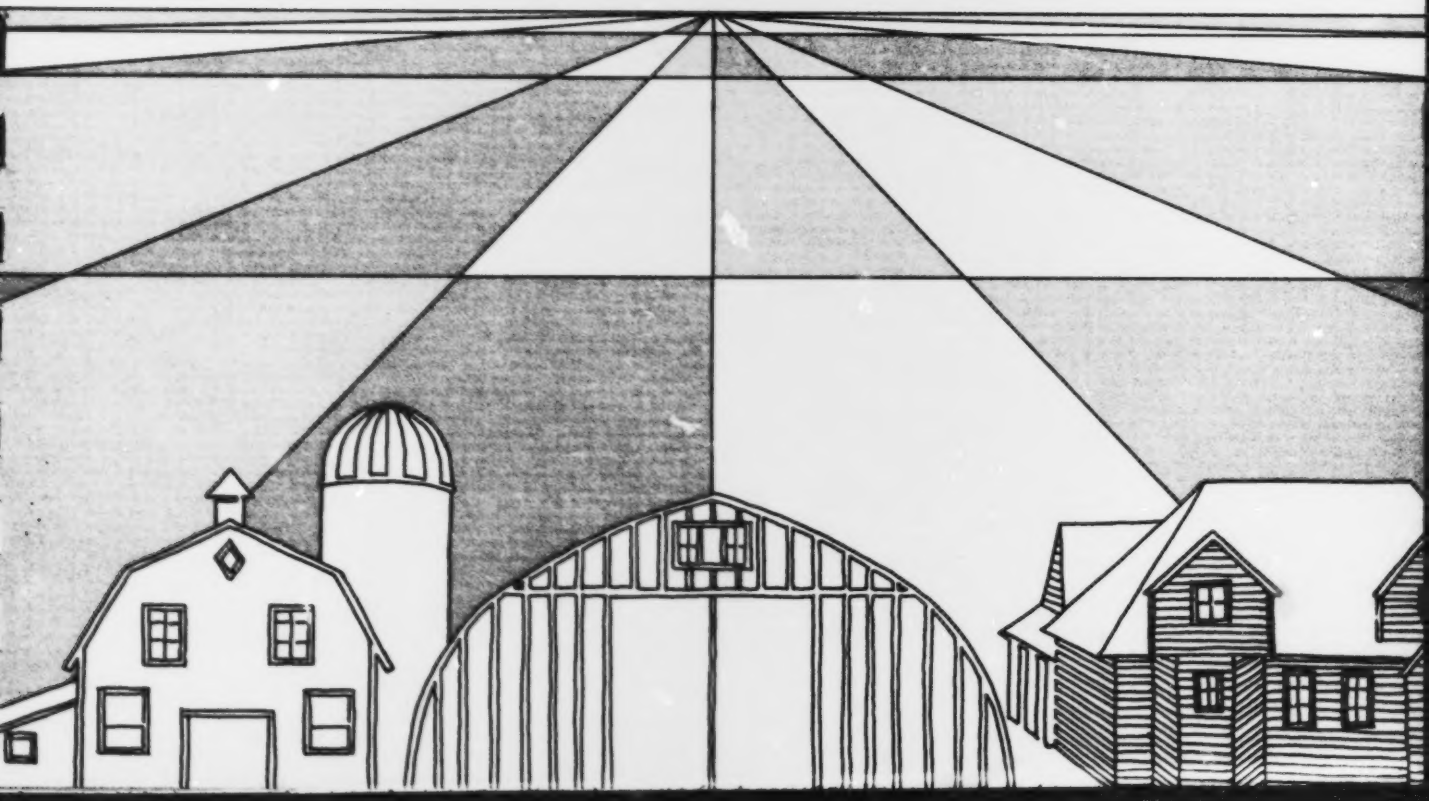
Agriculture Real Estate Values In Alberta 1981

Alberta
AGRICULTURE



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AGRICULTURAL REAL ESTATE VALUES

IN ALBERTA

RESOURCE ECONOMICS BRANCH

ECONOMIC SERVICES DIVISION

ALBERTA AGRICULTURE

AUGUST, 1982

FOREWORD

CAUTION IS URGED WHERE DATA MIGHT BE USED FOR INDIVIDUAL INTERPRETATION. TRENDS AND SITUATIONS DISCUSSED IN THIS REPORT ARE NOT INTENDED FOR USE AS BENCH MARKS FOR INDIVIDUAL TRANSACTIONS. There are too many factors enter into the decision to purchase land and buildings. The original data did not separate land and building values, and this report does not indicate what land and buildings are worth to prospective buyer(s) or seller(s) involved in a specific transaction. These values were what buyers and sellers registered in the Land Titles Office which we compiled as agricultural real estate values between January 1, and December 31, 1981. Interpretations about the future remain the prerogative of the reader.

Readers requiring further clarification and information should contact the Resource Economics Branch at 427-4026. Our address is:

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SECTION I

INTRODUCTION

The Study: Data Collection and Analytical Procedures

The basic data on all rural real estate transfers were obtained from the Central Services Branch, Department of Municipal Affairs, in co-operation with Alberta Land Titles Offices. Data for each parcel transferred in 1981 have been coded and matched on legal description with Canada Land Inventory (C.L.I.) agricultural capability ratings. These C.L.I. ratings are assigned by computer through the Municipal Affairs Land Use Planning (LANDUP)[1] data bank.

Real estate values are based upon "assurance fund" values reported on all rural land transfers registered at Land Titles Offices and legally described by Section - Township - Range - Meridian. The values are indicated in statement 4 of Form 39 of the Affidavit of Transferee (buyer or his agent), which is required under the Land Titles Act (1971). The section of land transfer document dealing with the assurance fund value, as from Chapter 198 of the Land Titles Act, is reproduced in appendix A.[2]

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1 C.L.I. ratings are assigned according to which class represented the largest portion of the quarter section(s) transferred.

2 The major analytical program used to analyze data was the "Statistical Package for Social Sciences". S.P.S.S.

Values stated as "assurance fund" values were the records we used, and do not necessarily reflect the true market or real estate sales values for the land under consideration. The true market value is approximated by assurance fund reports of actual transaction or sale values of the property, as well as by assessment of the true market value when determined and vouched as such by the purchaser or his agent. Assurance fund values may be equated to "transaction value"; as approximate value of the land for the purpose of the transaction. There are occasions where stated values can vary significantly from the actual market value:

1. estate transfers to an executor of an estate;
2. transfers of provincial crown lands to private ownership;
3. sales registered in the current year which were entered into by agreement for sale contract several years ago;
4. intra-family transfers;
5. speculation;
6. understating of assurance fund values.

This report attempts to approximate market values as closely as possible by way of the assurance fund value. Therefore, estate transfers to executors and transfers of provincial crown lands, which usually understate the value, have been excluded.

Canada Land Inventory classes for agriculture used in this report give an indication of the relationship between transactions and agri-

cultural soil capability. The C.L.I. class definitions are as follows:

CLASS:

1	Soils in this class have no significant limitations in use for crops;
2	Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices;
3	Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices;
4	Soils in this class have severe limitations that restrict the range of crops or require special conservation practices or both;
5	Soils in this class have very severe limitations that restrict their capacity to produce perennial forage crops and improvement practices are not possible;
6	Soils in this class are capable only of producing perennial forage crops and improvement practices are not feasible;
7	Soils in this class have no capability for arable culture or permanent pastures;
9	Organic soils (not placed in capability classes) but frequently found in the wooded regions of the province;
0	Unclassified due to a lack of C.L.I. maps of the area at 1:250,000 scale or lower, e.g. part of the area south of the Wapiti River near Grande Prairie.

Delineation of value and parcel size into groups according to C.L.I. class, provides greater insight into value variations relating to soil capability. However, it should be noted that land classified as C.L.I. 5 in Alberta is cultivated for field crops in some parts of the province,

as well as being utilized for pasture and forage. Furthermore, in some areas good pasture and forage land is valued more highly than marginal land for field crops. This emphasized the fact that the value/soil capability (C.L.I.) relationship is not very meaningful and is strongly dependent on localized preferences, management abilities, and farming practices.

Most important is the fact that real estate includes building values, and not just land values. The building value portion cannot be determined from the transfer data, but unpublished Statistics Canada data indicates their proportion could be 25 to 30 percent of market value for farm real estate.

The following information has been compiled on a provincial, census division and municipal (County, Municipal District, Improvement District, or Special Area) basis. Exceptions and Improvement Districts (I.D.) 4, 9, 12, 13, and 24 which are National Parks. Current values and acreages reflect those transfers considered to be agricultural or possibly agricultural real estate, defined to include parcels of over 60 acres (25 hectares) recorded to be $5 and $1,500 per ($12 and $3,700 per hectare) acre on the date of registration.

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1 It is important to note that this limit was changed in the 1978 report to reflect inflationary trends in land values. Prior to the 1978 report, the definition for agricultural real estate included parcels of over 60 acres (24 hectares) that were valued between $5 and $1,000 per acre ($12 and $2,400 per hectare). NOTE: Defined agricultural land may contain a non-agricultural component (i.e. land in a natural or undeveloped state).

Agricultural Real Estate

Agricultural real estate, made up of land and buildings, is one of the most important factors in the long-term viability of Alberta farms. Land is the essential element in both crop and livestock production. Buildings provide shelter for the farmer, his family and employees; shelter for livestock; storage for crops; and storage for machinery. Farm real estate serves as an integral input to the generation of farm income, an appreciating item in the farmer's bundle of assets, and to some a commodity to be bought and sold for additional income.

Agricultural Real Estate Transfer Values

The term value is commonly used in describing worth, but it is sometimes qualified with an adjective, i.e. capital, market, productive, capitalized, economic, or aesthetic. Seldom will the preceding value types by equivalent for agricultural real estate. Market imperfections or other considerations may lead to market prices which would not reflect any one of these values. This extreme case can be seen when gifts of real estate occur. Accurate estimates by buyers or sellers are fraught with imperfect knowledge, information in regards to their property, and the expectations of the buyer. Thus, the title value may not equal the market value, but merely relate to the dollar level at which a particular transaction has taken place.

Real estate values in this report refer to agricultural transfer values (assurance fund values), as an ownership transfer is registered at one of the Land Titles Offices in Alberta. They represent opinions of value in real estate transfer and primarily represent proxies for average market values. Individually the figures cannot be assumed to reflect average market, productive, capitalized or economic value. There is a definite tendency to reflect average values below the actual open market value. This indicates the existence of lower valued transfers within families, previous agreements for sale and so on. Higher than market values exist in "additional considerations" or speculation, but these are usually outweighed by lower than market value transfers. At the provincial level transfer value could be considered to be within 20 percent[1] of the average real estate values. Below the Alberta aggregation, variations from average market values can be higher or lower depending on the location and representativeness of recent transactions. However, trends and general geographic value differentials are felt to be well represented by this information.

Buying and selling real estate is a process of negotiation between buyer(s) and seller(s). The process is subject to, and sensitive of a

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1 From the report "Agriculture Real Estate Value Check", Melville D. Miller, Resource Economics Branch, Alberta Agriculture.

wide variety of influences, such as:

1. location;
2. chances of speculation earnings;
3. availability of money;
4. market information;
5. state of the economy;
6. housing demand;
7. changing lifestyles.

There are many additional factors, as the real estate market is very deverse, complex, and at times subject to considerable fluctuation. Values are good indicators of the importance of this asset in our changing society. Good agricultural land is a finite resource and the value of land is a key indicator of the property and wealth of Alberta farmers. The following sections discuss current agricultural real estate transactions in Alberta.

SECTION II

AGRICULTURAL REAL ESTATE TRANSACTIONS IN ALBERTA

In 1981, over 2.7 million acres (1.1 million hectares) of defined agricultural real estate[1] were transferred, at a total value of approximately $1.2 billion. The average value on a per acre basis was $444 ($1,097 per hectare). In 1980, approximately 2.7 million acres (1.1 million hectares) were transferred, valued at over $1 billion. The 1980 average value per acre was $385 ($950 per hectare). From 1980 to 1981, the total transactions value and average value per acre (hectare) increased by 16.7 and 15.1 percent respectively, while total volume of transactions increased only 1.37 percent.

Amount of Land Transferred in 1980 and 1981

The marginal increase in land transferred from 1980 to 1981 could be the result of a greater demand by farmers due to increase in net incomes,[2] increase in supply of land for sale because of more retirements or a desire to liquidate land investments. Table 1 indicates that the overall increase in land transferred is 1.37 percent.

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1. Consisting of land and buildings transferred in parcels of over 60 acres (25 hectares) at greater than $5 per acre or less than or equal to $1,500 per acre (greater than $12 and less than or equal to $3,700 per hectare). NOTE: Defined agricultural land may contain a non-agricultural component (i.e. land in a natural or undeveloped state).

2. Statistics reveal an increase in Total Net Income of approximately 29 percent in Alberta from 1980 to 1981. (Statistics Branch, Alberta Department of Agriculture).

TABLE 1

AGRICULTURAL REAL ESTATE TRANSFERRED, BY C.L.I. CLASS
1980 AND 1981

C.L.I. Class	Total Agricultural Real Estate Transferred in 1980			Total Agricultural Real Estate Transferred in 1981			
	Acres	Hectares	% of Total Land Transferred	Acres	Hectares	% of Total Land Transferred	% Change 1980 to 1981
1	102,369	41,429	3.8	91,786	37,146	3.4	- 10.34
2	584,627	236,599	21.8	607,827	245,988	22.4	+ 3.97
3	836,714	338,618	31.2	854,425	345,786	31.4	+ 2.12
4	639,380	258,757	23.9	681,517	275,810	25.1	+ 6.59
5	295,996	119,790	11.0	267,987	108,454	9.9	- 9.46
6	161,753	65,461	6.0	145,487	58,879	5.3	- 10.06
Other[1]	60,871	24,634	2.3	67,247	27,215	2.5	+ 10.47
Total Provincial	2,681,710	1,085,288	100.0	2,718,437	1,100,151	100.0	+ 1.37

[1] Includes parcels that were predominantly C.L.I. 7 or C.L.I. 9 or organic, or could not be assigned a C.L.I. class because of lack of suitable map.

The volume of land transferred was variable. The percentage changes ranged from a high of 10.47 percent for the soil category labelled "Other"; to a low of -10.34 percent for C.L.I. Class 1 soils. C.L.I. Classes 2, 3, 4, and "Other" category soils showed small increases while C.L.I. Classes 1, 5 and 6 soils showed a decrease in the total volume of land transferred. However, the comparative frequencies (distribution) of land transferred per various C.L.I. classes remained constant. Over the past five years 75 percent of the total land transferred has occurred in C.L.I. Classes 2, 3 and 4.

The combined total acres transferred for higher quality agricultural lands (C.L.I. 1 - 3) reveals an increase of 2 percent from 1980 to 1981. This might be the result of the increase in net farm income making the higher capability land more affordable. Further, country residential developments may have caused increased values due to demand competition, or limiting the supply. The lower quality soils (C.L.I. 4 - 6) decreased 0.2% which may be a result of a shift in supply of these particular classes of land. Generally, the increase in acres (hectares) transferred may be viewed as an indication of stability, not necessarily recovery, at a lower level of market transactions. The 1.37 percent increase maintains the lower level of transactions compared to the previous high level last recorded in 1979 (2.72 million acres (1.10 million hectares) transferred in 1981 compared to 2.93 million acres (1.17 million hectares) transferred in 1979). This stability is the result of increased transfers of better quality agricultural land, specifically C.L.I. Classes 2 - 4. This reinforces the relative

importance and influence these soils have on the market. Quality agricultural soils remain a better hedge against inflation during times of economic slowdown; lower quality soils become less attractive because of the additional inputs required, following the initial purchase, to make the land productive.

Anomalies may exist, as C.L.I. 1 soils have declined during the past year, and the "Other" classification soils have increased. However, both these soils have been subjected to strong non-agricultural influences which may tend to distort their transaction levels. Further, these soils are far less common than C.L.I. classes 2 - 6, and correspondingly less significant to the overall trends. NOTE: The continued decline in acres (hectares) transferred in the C.L.I. classification may be the result of the loss of class 1 soils to urban expansion or because increased prices resulting from non-agricultural competition may cause the land to be transferred at levels beyond the current defined agricultural value parameters.[1]

It should be noted that the changes reflect the "net" situation for agricultural land transfers occurring between 1980 and 1981 (i.e. con-

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1 This may cause a re-evaluation of value parameters to extend the $1500 per acre ($3700 per hectare) limit in 1982.

sidering all local variations). However, the distribution of land transferred by C.L.I. class has remained relatively consistent for the past five years. Table 1 indicates the relative frequencies in terms of "percentage of total land transferred". This is important because it supports a high level of comparability at the provincial level for year to year comparisons.

Tables 2 and 3 (acres and hectares respectively) present monthly volumes of land transferred by C.L.I. Classes for 1981. The highest volume of land transferred in 1981 occurred during March, April and May; just under 300,000 acres (121,236 hectares) were transferred prior to, or during seeding in Alberta (depending on the area of the province). Generally speaking there are three periods of transfer activity for land with agricultural capability.

1. March to June - a period of high activity in land transfers prior to the new crop year.

2. July to November - a period of low activity in land transfers during the crop year.

3. January - reflects a period coinciding with the close of the tax year (the months here relate to registration, not sale, as most of the additional January transfers likely originated from December transactions) - a period of renewed activity.

TABLE 2

ACRES TRANSFERRED BY C.L.I. BY MONTH, 1981

Month	C.L.I. Class 1	2	3	4	5	6	Other[1]	Total
Jan.	11,080	54,077	74,753	56,026	23,167	17,456	3,960	240,519
Feb.	7,748	62,009	72,972	48,233	30,933	11,216	8,660	241,771
March	10,675	71,092	96,112	69,702	25,711	12,987	13,269	299,548
April	7,220	72,426	92,668	74,285	28,931	16,391	6,888	298,809
May	8,386	68,534	97,382	76,383	28,964	10,613	9,308	299,570
June	9,931	62,652	86,371	72,505	30,719	12,254	5,404	279,836
July	10,263	39,132	61,627	54,268	18,484	14,103	7,034	204,911
Aug.	4,494	36,763	50,497	45,402	16,001	12,368	3,118	168,643
Sept.	4,155	40,205	57,607	59,091	24,009	9,960	3,740	198,767
Oct.	6,490	44,715	71,423	51,075	19,478	14,726	3,489	211,396
Nov.	5,366	33,934	55,178	48,902	13,506	10,767	3,076	170,729
Dec.	5,978	22,322	37,875	25,689	8,102	2,652	1,303	103,921
Year Totals[2]	91,787	607,860	854,464	681,560	268,003	145,493	69,249	2,718,420

[1] Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or organic, or could not be assigned a C.L.I. class because of lack of suitable map.

[2] Totals may vary from Table 1 because of various computer rounding errors.

TABLE 3

HECTARES TRANSFERRED BY C.L.I. BY MONTH, 1981

Month	C.L.I. Class 1	2	3	4	5	6	Other[1]	Total
Jan.	4,484	21,885	30,252	22,674	9,376	7,064	1,603	97,338
Feb.	3,136	25,095	29,532	19,520	12,518	4,539	3,505	97,845
March	4,320	28,771	38,896	28,208	10,405	5,256	5,370	121,227
April	2,922	29,311	37,503	30,063	11,708	6,633	2,787	120,928
May	3,394	27,736	39,410	30,912	11,722	4,295	3,767	121,236
June	4,019	25,355	34,954	29,343	12,432	4,959	2,187	113,250
July	4,153	15,837	24,940	21,962	7,480	5,707	2,847	82,927
Aug.	1,819	14,878	20,436	18,374	6,476	5,005	1,262	68,250
Sept.	1,681	16,271	23,313	23,914	9,716	4,031	1,513	80,441
Oct.	2,626	18,096	28,905	20,670	7,883	5,960	1,412	85,552
Nov.	2,172	13,733	22,330	19,791	5,466	4,357	1,245	69,094
Dec	2,419	9,034	15,328	10,396	3,279	1,073	527	42,057
Year Totals[2]	37,146	246,001	345,801	275,827	108,461	58,881	28,025	1,100,145

[1] Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or organic, or could be assigned a C.L.I. class because of lack of suitable map.

[2] Totals may vary from Table 1 because of various computer rounding errors.

Values and Real Estate Transfers in 1981

The average transfer value per acre (hectare) for agricultural real estate increased 15 percent from 1980 to 1981. Table 4 indicates that all C.L.I. classifications increased in value during the past year, and most significantly in Classes 1, 3, 4, and "Other" soil classification. The miscellaneous soil classification "Other" increased to the greatest degree, from $243 to $337 per acre ($599 to $832 per hectare), a significant increase of 39 percent. Classes 2 and 5 fell below the average provincial increase. Class 2 soils increased in value by only 9 percent; presenting a significant anomaly in this years recorded data. The total C.L.I. soil class increases of 15 percent continued to remain above the 1981 rate of inflation of 12.5 percent. However; this marginal increase of 2.5 percent above the rate of inflation is markedly lower than the 9 percent margin recorded in 1980. The 1981 increase represents the smallest value per acre (hectare) increase since 1973.

The increasing value levels indicate reasonably consistent differentials based on productive capability under the Canada Land Inventory classifications; at least for land suitable for cropland (C.L.I. 1 - 4). There are distinct incremental increases in average values from Class 4 to Class 1. In 1981, incremental value increases between the top four classifications are as follows: Class 2 to 1, $250 per acre ($618 per hectare); Class 3 to 2, $85 per acre ($210 per hectare); and Class 4 to 3, $74 per acre ($182 per hectare). Class 5, perhaps for its value as improved pasture or for cropland in some areas

TABLE 4

VALUE OF AGRICULTURAL REAL ESTATE TRANSFERRED BY C.L.I. CLASS

1980 and 1981

C.L.I. Class	Average Value Per Acre 1980	1981	Average Value Per Hectare 1980	1981	% Change 1980 to 1981
1	664.74	779.37	1,642.57	1,925.82	+ 17.24
2	485.75	529.40	1,200.29	1,308.15	+ 8.98
3	379.45	444.35	937.62	1,097.99	+ 17.10
4	301.28	370.82	744.46	916.30	+ 23.08
5	355.84	393.13	879.28	971.42	+ 10.48
6	303.65	349.07	750.32	862.55	+ 14.96
Other[1]	242.57	336.80	599.39	832.23	+ 38.84
Provincial Average	385.61	443.95	952.84	1,097.00	+ 15.13

[1] Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or organic, or could not be assigned a C.L.I. class because of lack of suitable map.

has consistently indicated an average value above the marginal cropland of Class 4. In 1981, Class 5 land sold for an average $22 per acre ($54 per hectare) more than Class 4.

The $23 per acre ($57 per hectare) difference in value between class 5 and 4 soils observed in 1981 represents the smallest difference since 1976. This lower variation between classes 5 and 4, compared to the $55 per acre ($135 per hectare) difference recorded in 1980, may indicate the continued downturn in the non-agricultural competition in the 1981 agricultural real estate market. The decreasing number of acres transferred; and the accompanying less than average increase in value per acre (hectare), may in part be due to the decreased attraction of country - residential lifestyles further from various large urban centres.

Tables 5 and 6 indicate changing average agricultural transfer values by month for 1981, in acres and hectares respectively. Class 1 average values demonstrated considerable variations from month to month, with peaks in March, April and December. The lowest value of $570 per acre ($1,409 per hectare) occurred in September. Class 2 and 3 average values moved upward during the last half of the year, although Class 2 peaked in June while Class 3 peaked in December. Class 4 average values reflected consistent prices throughout the year. Class 5 values remained relatively consistent for the year except with a peak in December. Class 6 and "Other" average values increased slightly during the latter six months with peaks in December and September respectively.

TABLE 5

AVERAGE VALUE PER ACRE FOR C.L.I. CLASS BY MONTH 1981

Month	C.L.I. Class 1	2	3	4	5	6	Other[1]	Total
Jan.	782.66	499.24	433.44	334.23	400.04	283.77	300.78	426.09
Feb.	737.05	447.27	362.56	312.58	405.93	398.50	332.12	394.68
March	875.91	488.29	456.80	387.83	391.48	296.89	348.81	449.13
April	936.28	575.35	471.77	383.09	371.57	368.82	271.45	470.46
May	746.29	544.28	481.25	394.82	371.99	413.68	363.22	467.49
June	800.84	582.04	401.21	368.23	421.17	308.23	341.78	445.80
July	736.81	528.45	458.81	386.76	312.16	390.08	376.99	448.39
Aug.	776.40	537.63	413.39	383.80	472.31	316.62	334.02	440.61
Sept.	570.23	549.63	455.80	376.75	356.72	284.26	523.67	432.74
Oct.	630.95	535.85	443.04	349.14	420.64	375.49	404.60	438.92
Nov.	760.50	527.91	456.16	374.80	344.63	403.86	335.17	444.35
Dec.	875.52	559.16	518.50	378.90	526.10	440.24	345.86	511.77
Average Year Total*	779.36	529.37	444.33	370.80	393.11	349.05	336.80	445.83

[1] Includes parcels that were predominately C.L.I. 7, C.L.I. 9 or organic or could not be assigned a C.L.I. class because of lack of suitable map.

* Weighted averages

TABLE 6

AVERAGE VALUE PER HECTARE FOR C.L.I. CLASS BY MONTH 1981

Month	C.L.I. Class 1	2	3	4	5	6	Other[1]	Total
Jan.	1,933.95	1,233.62	1,071.03	825.88	988.50	701.19	743.23	1,052.87
Feb.	1,821.25	1,105.20	895.88	772.38	1,003.05	984.69	820.67	975.25
March	2,164.37	1,206.56	1,123.81	958.33	967.35	733.61	861.91	1,109.80
April	2,313.54	1,421.69	1,165.74	946.61	918.15	911.35	670.75	1,162.51
May	1,844.08	1,344.91	1,189.17	975.60	919.19	1,022.20	897.52	1,155.17
June	1,978.87	1,438.22	991.39	909.87	1,040.71	761.64	844.54	1,101.57
July	1,802.65	1,305.80	1,133.72	955.68	771.35	963.89	931.54	1,107.97
Aug.	1,918.48	1,328.48	1,021.49	948.37	1,167.07	782.37	825.36	1,088.75
Sept.	1,409.04	1,358.13	1,126.28	930.95	881.45	702.40	1,293.99	1,069.30
Oct.	1,559.08	1,324.08	1,094.75	862.72	1,039.40	927.83	999.77	1,084.57
Nov.	1,879.19	1,304.49	1,127.17	926.13	851.58	997.94	828.20	1,097.99
Dec.	2,163.41	1,381.68	1,281.21	936.26	1,299.99	1,087.83	854.62	1,264.58
Average Year Total*	1,925.80	1,308.07	1,097.94	916.25	971.37	862.50	832.23	1,101.64

[1] Includes parcels that were predominately C.L.I. 7, C.L.I. 9 or organic or could not be assigned a C.L.I. Class because of lack of suitable map.

* Weighted averages.

It should be noted that overall values generally increased over the year, but not consistently. Fluctuations for individual classes were, in turn, reflected in the monthly average values.[1]

Maps 1, 2 and 3 display the agricultural value per acre (hectare) on a municipality basis for the province of Alberta. These are contour maps, produced by the SYMAP[2] program, of value distribution in Alberta. These maps illustrate the geographic distribution of real estate values throughout the province. The value legends are different on each map. Map 1 uses a $350 per acre ($865 per hectare) value point which covers a large portion of the province. The other two contour maps use higher value points and illustrate the concentration of high values in the Edmonton - Red Deer - Calgary corridor, and the Lethbridge - Medicine Hat areas.

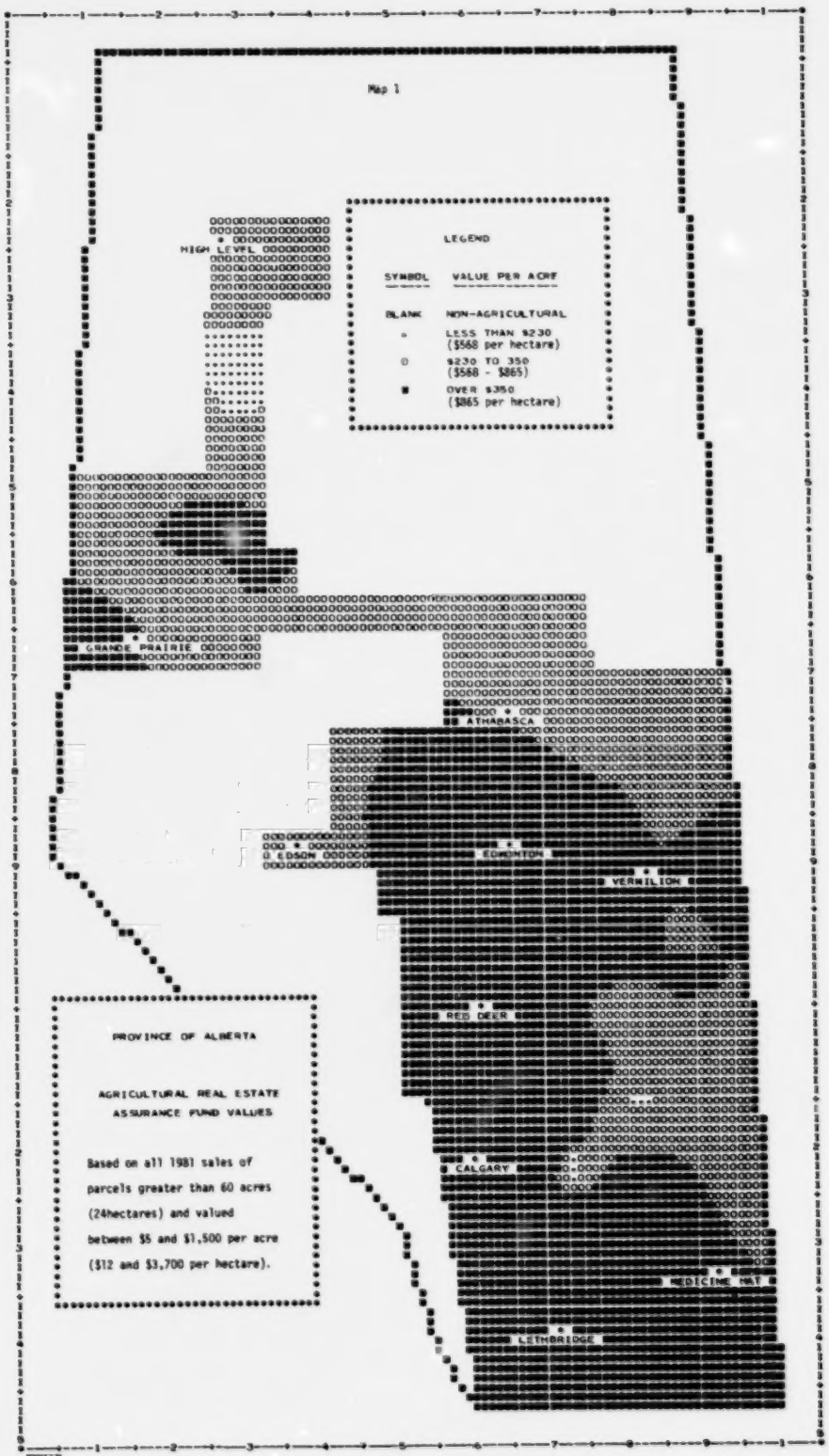
Agricultural Real Estate Data Trends, 1971 - 1980

Every year from 1971 to 1980, except 1973, we have observed an average value increase for agricultural land of approximately 20 percent (Table 7); from $67 per acre ($166 per hectare) in 1971 the aver-

---

1 Weighted in regards to the number of acres (hectares) involved for each C.L.I. class.

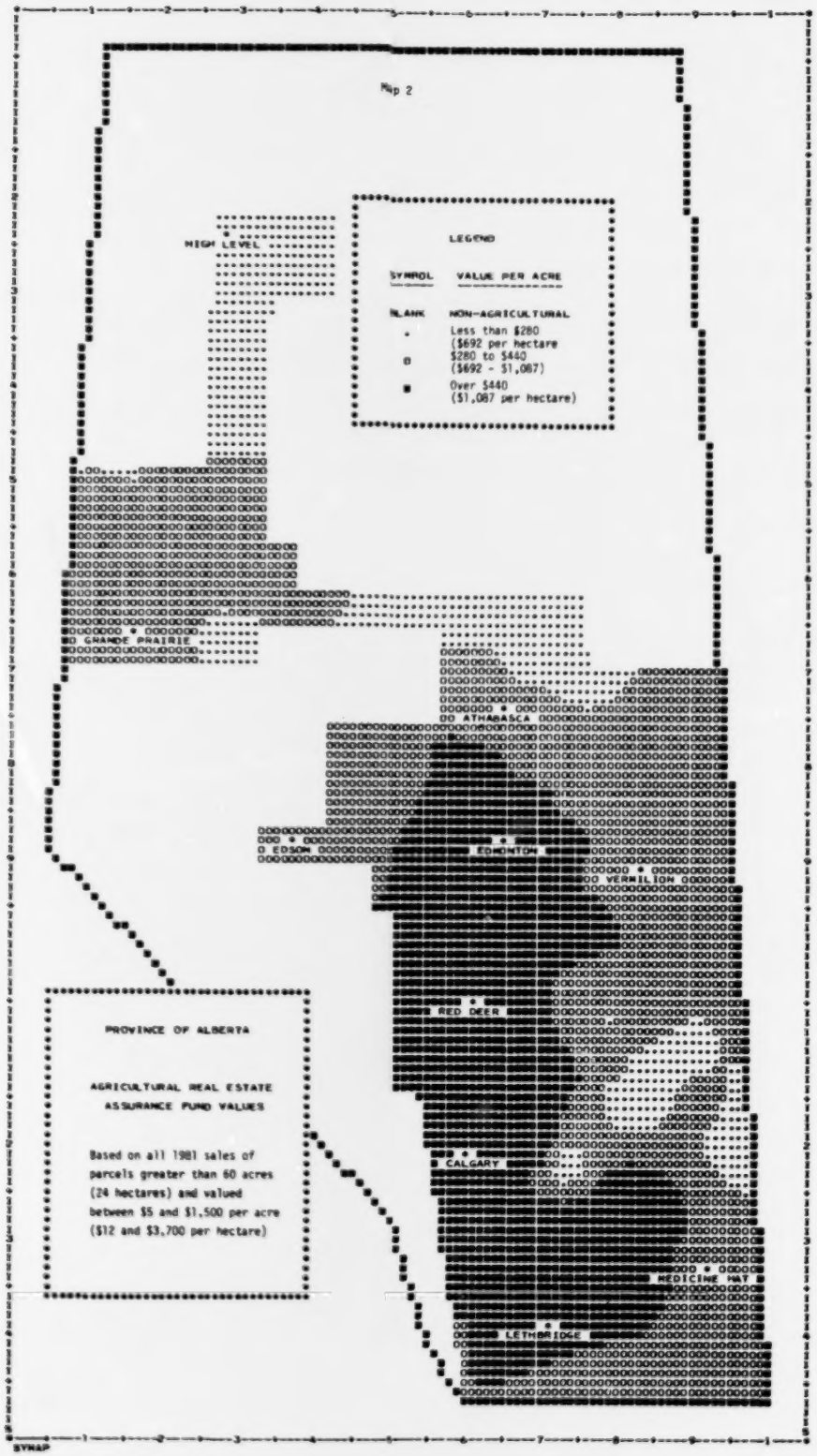
2 SYMAP (synagraphic mapping), is a computer program used to produce maps which graphically depict spatial value variations. The mapping program was developed at the Laboratory for Computer Graphics and Spatial Analysis, Harvard University, Cambridge, Massachusetts.



SYNAP

0,0 MINUTES FOR MAP

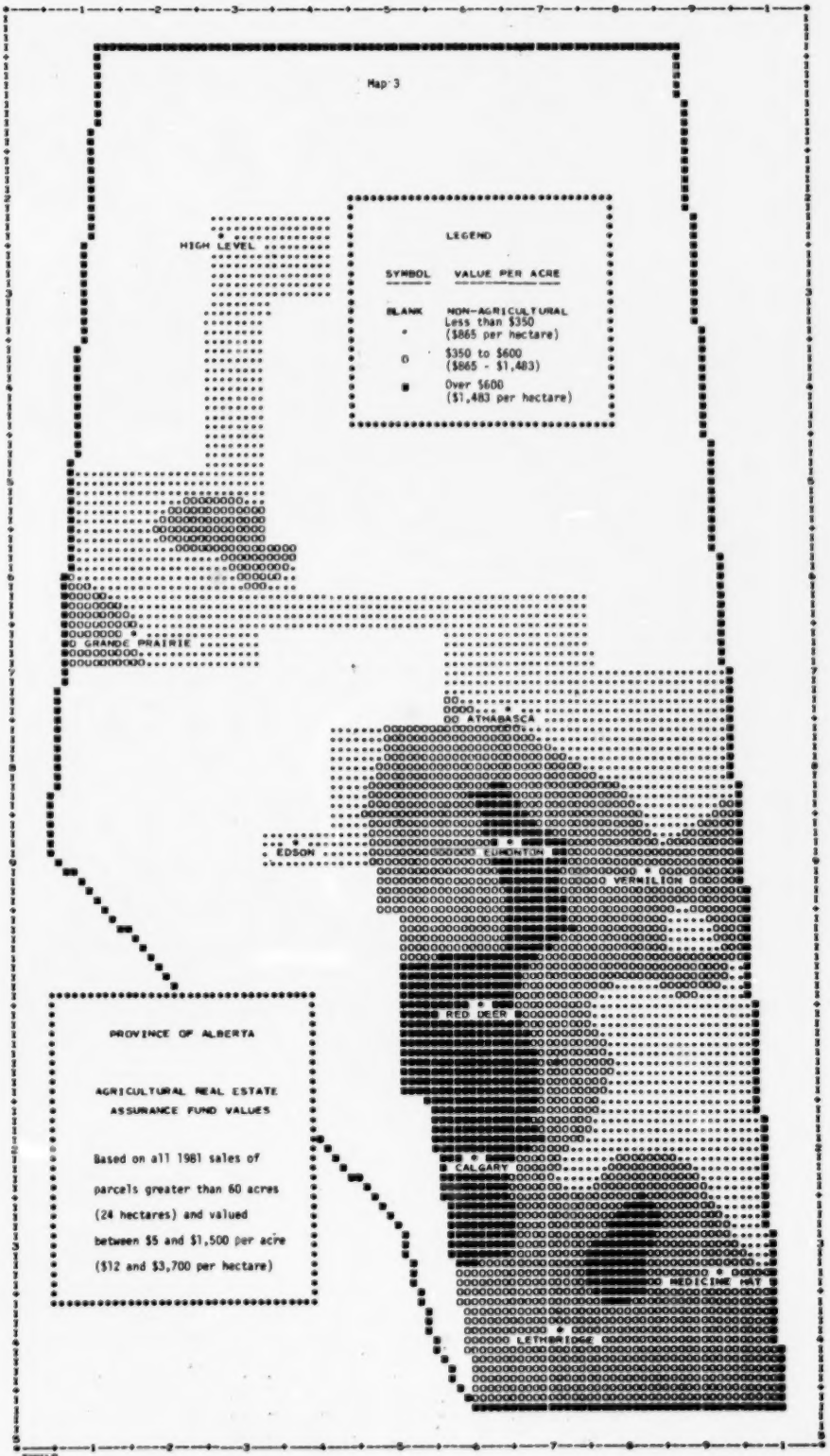
C AGRICULTURAL REAL ESTATE VALUES
ALBERTA - 1981



SYNAP

0.0 MINUTES FOR MAP

C AGRICULTURAL REAL ESTATE VALUES
ALBERYA - 1981



0.0 MINUTES FOR MAP

C AGRICULTURAL REAL ESTATE VALUES
ALBERTA - 1981

TABLE 7

AGRICULTURAL REAL ESTATE DATA REVIEW 1971 - 1981

Year	Total Agricultural Real Estate Transferred		% Change In Land Transferred From Previous Year	Average Agricultural Real Estate Value		% Change In Value From Previous Year	Total Value of Land Transferred	% Change In Total Value From Previous Year
	Acres	Hectares		Per Acre	Per Hectare			
1971	2,114,025	855,546	n.a.	67.32	166.35	n.a.	142,313,997	n.a.
1972	2,334,484	944,766	+ 10.4	83.10	205.34	+ 23.4	194,203,369	+ 36.5
1973	3,218,223	1,302,415	+ 37.9	91.72	226.64	+ 10.4	295,167,916	+ 52.0
1974	3,328,960	1,347,230	- 3.4	118.92	293.85	+ 29.7	385,981,736	+ 34.2
1975	3,146,075	1,273,217	- 5.5	144.83	357.87	+ 21.8	455,646,042	+ 15.1
1976	2,959,710	1,197,795	- 5.9	177.39	438.33	+ 22.5	525,002,107	+ 15.2
1977	2,699,518	1,092,495	- 8.7	213.39	527.29	+ 20.3	575,640,512	+ 9.6
1978	2,891,027	1,169,999	+ 7.1	269.12	665.00	+ 26.1	778,013,594	+ 35.2
1979	2,929,154	1,185,429	+ 1.3	323.84	800.21	+ 20.3	948,521,547	+ 21.9
1980	2,681,710	1,085,288	- 8.4	385.61	952.84	+ 19.1	1,034,028,407	+ 9.0
1981	2,718,437	1,100,151	+ 1.4	443.95	1,097.00	+ 15.1	1,206,865,647	+ 16.7

Figure 1

AVERAGE VALUE OF AGRICULTURAL REAL ESTATE
(1971 - 1981)

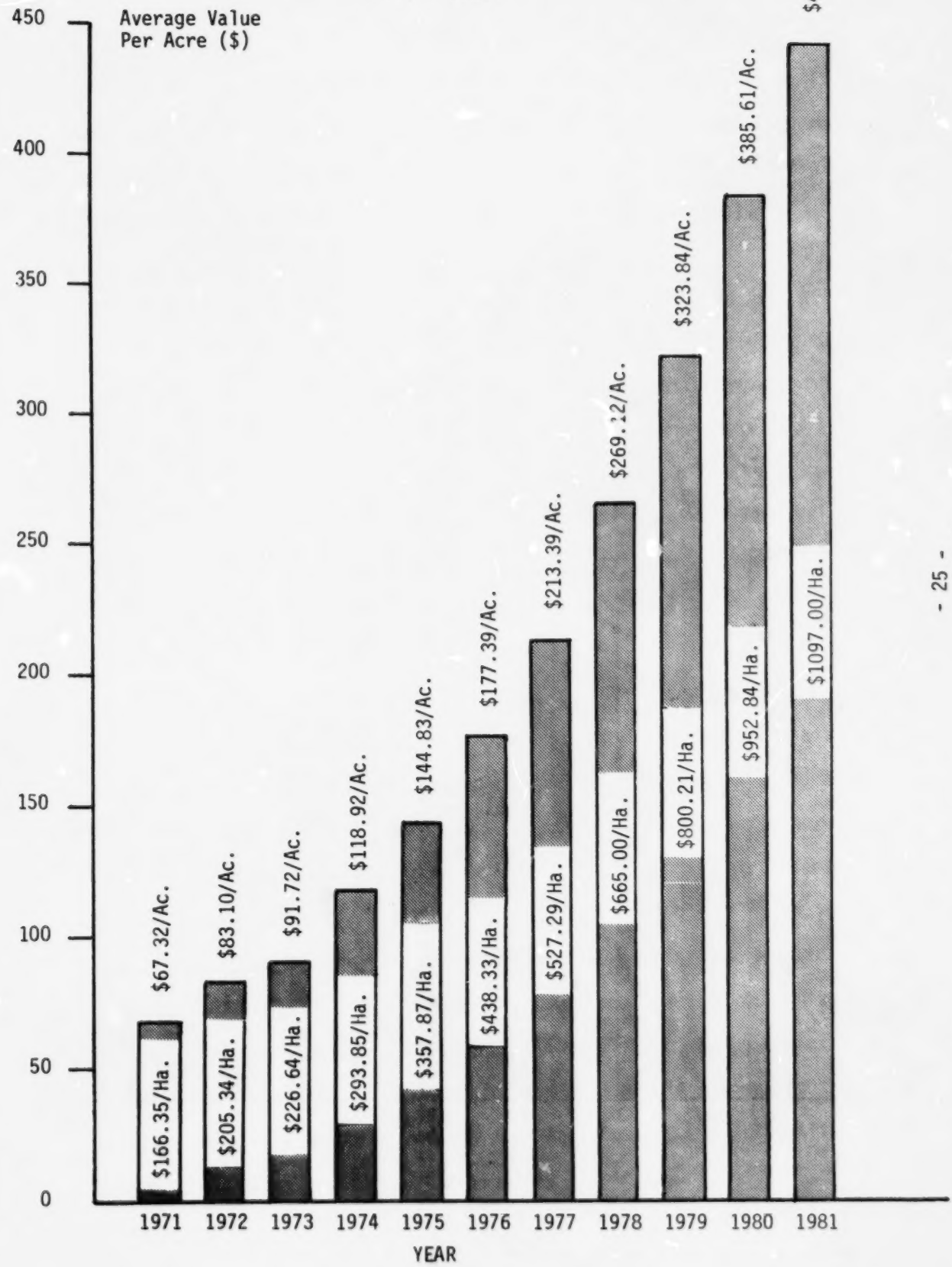
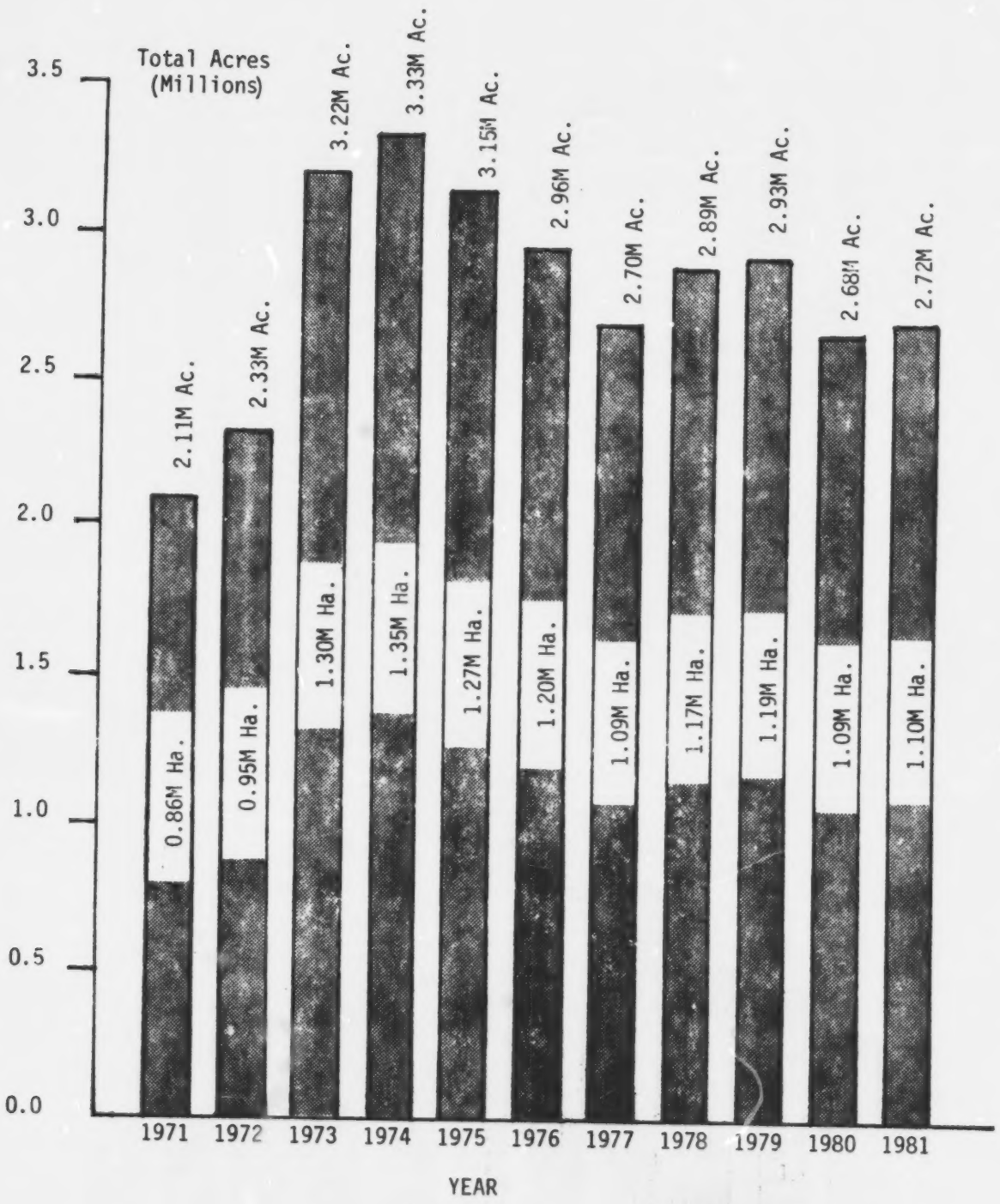


Figure 2

TOTAL AGRICULTURAL REAL ESTATE TRANSFERRED
(1971 - 1981)



age value rose to $385 per acre ($953 per hectare) in 1980 (Figure 1) (an increase of 473 percent over nine years - an annual compounded rate of approximately 22 percent per year). In 1981, the total provincial average value increased to $444 per acre ($1,097 per hectare).

The total value of agricultural real estate transferred from 1971 to present has continually increased, although fluctuating considerably. The small increase of 9.0 percent in 1980 is the lowest increase since 1971, and closely parallels the previous low of 9.6 percent recorded in 1977. Both 1977 and 1980 reflect sharp declines in the total volume of agricultural real estate transferred. However, the average land values have increased considerably from 1977 to 1981; as a result the total value of transferred land has increased from $ .58 million in 1977 to $1.2 million in 1981.

In real terms (Table 8), the average value of agricultural real estate has increased only 177 percent (almost three times as high) above the 1971 average value, in terms of 1971 dollars buying power; whereas in current 1981 dollars the increase was 560 percent (almost six and a half times as high). In 1981, the 12.5 percent rate of inflation in Canada, and Alberta, practically negated the 15 percent increase in total average land values. Should this trend continue the incentive to purchase land, as a hedge against inflation, will decline; especially in marginal land investments. NOTE: The above discussion refers to the total provincial average increases, each individual C.L.I. classification illustrates a degree of variability (Table 4).

TABLE 8

REAL VALUE CHANGES - AGRICULTURAL REAL ESTATE VALUES

Year	Average Agricultural Real Estate Value		Purchasing Power Canadian $	Real Value (1971 Dollars)		% Change From Previous
	Per Acre	Per Hectare	(1971 dollars)[1]	Per Acre	Per Hectare	Year
1971	67.32	166.35	100	67.32	166.35	N.A.
1972	83.10	205.34	95	78.94	195.06	+ 17.3
1973	91.72	226.64	89	81.63	201.70	+ 3.4
1974	118.92	293.85	80	95.14	235.09	+ 16.6
1975	144.83	357.87	72	104.23	257.55	+ 9.6
1976	177.39	438.33	67	118.85	293.67	+ 14.0
1977	213.39	527.29	61	130.17	321.65	+ 9.5
1978	269.12	665.00	57	153.40	379.05	+ 17.8
1979	323.84	800.21	52	168.40	416.11	+ 9.8
1980	385.61	952.84	48	185.09	457.35	+ 9.9
1981	443.95	1,097.00	42	186.46	460.74	+ 0.7

[1] Source: Statistics Branch, Alberta Agriculture, and based on statistics Canada's Consumer Price Index. The purchasing power is given in cents.

SECTION III

SUMMARY

This report has reviewed the changing agricultural real estate scene in Alberta during 1981. Value and total volume changes from the previous year, trends since 1971[1], and average values per unit according to soil capabilities were examined at the provincial level[2] (data are presented in imperial and "metric" systems of measurement).[3] The appendices contain additional information regarding: a sample transfer document and assurance fund fees.

A summary of defined agricultural real estate values and acres transferred for 1981 are illustrated in Table 9. The average 1981 agricultural real estate transfer value in Alberta was $444 per acre ($1,097 per hectare), approximately 15 percent higher than the previous year and almost six and a half times the average value recorded in 1971.[4] Transfer values suggest that the absolute market or capital value of land and buildings used by Alberta farmers increased in 1981.

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1 A 10 year review of the reports "Agricultural Real Estate Values in Alberta" will be available to interested agencies and individuals in the fall of 1982.

2 In addition, value differences by C.L.I. classification and percentage changes from 1979 to 1980 by census divisions are given in appendix E. Further value differences by C.L.I. classification and municipality are contained in appendix F.

3 By definition: 1 acre = .4047 hectares; 1 hectare = 2.471 acres.

4 See Table 7 of this report.

TABLE 9

AGRICULTURAL REAL ESTATE SUMMARY 1981

C.L.I. Classification	Total Land Transferred		Average Value of Land Transferred		*Total Value of Land Transferred
	Acres	Hectares	Per Acre	Per Hectare	
1	91,786	37,146	779.37	1,925.82	71,536,509.72
2	607,827	245,988	529.40	1,308.15	321,789,202.20
3	854,425	345,786	444.35	1,097.99	379,669,570.14
4	681,517	275,810	370.82	916.30	252,724,703.00
5	267,987	108,454	393.13	971.42	105,354,384.68
6	145,487	58,879	349.07	862.55	50,786,081.45
Other[1]	67,247	27,215	336.80	832.23	22,649,139.45
Total 1981	2,718,437	1,100,151	443.95	1,097.00	1,206,865,647.00
Total 1980	2,681,710	1,085,288	385.61	952.84	1,034,028,407.00
Total 1979	2,929,154	1,165,427	323.84	800.21	948,521,547.00
Total 1971	2,114,025	885,546	67.32	166.35	142,313,997.00
Percentage Change 1980 - 1981	+1.37		+15.13		+16.7

* Total value may not add due to rounding.

1 Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or organic or could not be assigned a C.L.I. class because of lack of suitable map.

However, in real terms (1971 base dollars) the increase was substantially lower: 0.7 percent from 1980 to 1981; and 177 percent from 1971 to 1981.[2] Total defined agricultural land transferred increased slightly from 2.68 million acres in 1980 to 2.72 million acres in 1981 (1.09 to 1.10 million hectares); an increase of 1.37 percent.

2 See Table 8 of this report.

The year 1981 had a comparatively lower number of transferred acres (hectares); similar to 1980 and 1977. However, with the increasing average land values per unit, the total amount of agricultural land investment has increased. The total value of defined agricultural real estate transferred in 1981 continued increasing to a new high level of $1.2 billion.

Total net farm income has increased from 1971, but has been somewhat variable. Net farm income declined from 1975 to 1977, showing substantial increases in 1978 and 1979, only to decline once more in 1980.[1] Changes in net farm income appear to closely parallel the total number of agricultural acres transferred on a year to year basis.[2] Average values per acre (hectare) and the total value of agricultural real estate increased by 15 percent and 17 percent respectively in 1981; despite the low increase in total acres transferred. Yearly changes in agricultural real estate trends may be the result of numerous factors (as discussed earlier). More investigation would be required to determine actual relationships between these factors.

There are other important considerations in regards to the increases in real estate values which should be mentioned here:

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1 Indicated from data obtained from the Statistics Branch, Alberta Agriculture, 1980.

2 See Figure 1 of this report.

1. Generally speaking, very little of the increase in agriculture real estate (prices) has been directly related to any increase in productive value;

2. In making real estate purchase decisions, farmers cannot necessarily expect production to pay all the cost, putting a degree of reliance on capital gains over time from appreciation. Off-farm work may be actively pursued to lessen the financial burden.

3. Farmers have seen their assets greatly appreciating, increasing their equity levels and thus their borrowing power in capital markets. Also, it has provided considerable additional income with retirement (if sold) and in real estate value;

4. Agricultural real estate price increases place undue constraints on the expansion of farm units, farm consolidation and new entrants into farming.

Table 10 illustrates that agricultural real estate was the major category of land transferred in Alberta in terms of acreage, but not in terms of value.

TABLE 10

AGRICULTURAL[1] AND NON-AGRICULTURAL[2] REAL ESTATE COMPARISON, 1981

Category	Defined Agricultural Real Estate	Non-Agricultural Real Estate
Total Value of Land Transferred	1,206,865,647.00	1,322,471,988.00
Total Acres Transferred	2,718,437.00	337,196.00
Total Hectares Transferred	1,100,151.00	136,463.00
Average Value Per Acre	443.95	3,921.97
Average Value Per Hectare	1,097.00	9,691.07

1 Defined as parcels greater than 60 acres (25 hectares) and valued between $5 and $1,500 per acre ($12 and $3,700 per hectare).

2 Not subject to the preceding restrictions.

Approximately 90 percent of the 3 million rural acres transferred in 1981 were categorized as agricultural (but only 48 percent of the total value). Therefore, there are sizeable value increments in development of land for non- agricultural use, including land with high productive potential and generally located in urban or urban fringe areas. Non-agricultural competition is a dilemma for agricultural land use in these areas as well as the rest of the farming areas in Alberta.

APPENDIX A

LAND TRANSFER DOCUMENT - SAMPLE

ASSURANCE FUND VALUES

ASSURANCE FUND VALUES

LAND TITLES

FORM 39

(Section 161)

I, ... of
(name in full)

Canada
Province of Alberta .....
(residence) (occupation)

Make Oath and Say:

1. I am (one of) the transferee (or agent of the transferee) named in the within or annexed transfer and I know the lands therein described.

2. I know the circumstances of the said transfer and the true consideration paid by me is as follows:

(Give full details: cash, assumption of mortgage, exchange or other consideration with cash value of same)

3. The transferor named in the said transfer is the person from whom I acquired the said lands. (If otherwise, give particulars).

4. The present value of the land, in my opinion, is $.....

("Land" includes buildings and all other improvements affixed to the land)

Sworn before me at the .....
of ..... in the
Province of Alberta, this .....
..... day of .....,
A.D. .....

.....
(signature)

.....
(Commissioner for Oaths in and
for the Province of Alberta).

(R.S.A. 1955, c. 170, Schedule, Form 39:
Alta. Reg. 33/57 & 165/57)

APPENDIX B

SELECTED TRANSFER FEES

Selected Transfer Fees

With the registration of a transfer of title under The Land Titles Act: there are certain fees charged that are dependant upon the "assurance fund value" indicated by the purchaser or his agent in the Affidavit of Transferee (Appendix A). The following excerpts were taken from the Registrars Tariffs of Fees (Alberta Regulation 360/78 as amended, effective January 30, 1980).[1]

1. (1) the following fees are hereby prescribed as:

a) the fees for the performance of a duty by the Registrar,
b) the assurance fund fees.

(2) For each fee prescribed 95% of the total amount is payable as the fee for the performance of the duty specified and 5% of the total amount is payable as the assurance fund fee.

FEES ON GRANTS FROM THE CROWN

3. For registering a Transfer, a Vesting Order or an application to bring land under The Land Titles Act:

a) where the value of the property does not exceed $10,000.....$10.00
b) where the value of the property exceeds $10,000.....$10.00

i) in addition for each $1,000 or fraction thereof over $10,000 and up to $100,000.....$1.00
ii) in addition for each $1,000 or fraction thereof over $100,000.....$50.00

1 Forwarded by Ken Payne, Assistant Inspector of Land Titles Offices, Edmonton. July 17, 1981.

APPENDIX C

REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES

APPENDIX C

REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES

The value of real estate is often influenced by its proximity to urban centres. Speculation and the demand for periphery land for country residential living, industrial, commercial or other non-agricultural uses exert upward pressure on the value of all real estate near urban centres.

Information provided in Tables 11 and 12, and Maps 5 and 6 include only those transfers in the urban peripheries of Edmonton and Calgary which were legally described by Section - Township - Range - Meridian. Transfers by Lot - Block - Plan description are excluded. By definition, the Edmonton periphery is inclusive of Townships 49 to 56 and Range 20, west of the 4th Meridian to Range 1, west of the 5th Meridian. The Calgary periphery is defined as inclusive of Townships 20 to 27 and Range 26, west of the 4th Meridian to Range 5, west of the 5th Meridian.

Tables 11 and 12 indicate higher values for smaller parcels, which is consistent with respect to increasing value of land fragmentation and turnover. The average values were, in total, 5 percent lower around Edmonton and 18 percent higher around Calgary in 1981. However, these

increases are significantly lower than in 1980 when average values increased by 13 percent around Edmonton, and 28 percent around Calgary. Further, the total land transferred from 1980 to 1981 declined 18 percent from approximately 92,000 acres (37,000 hectares) to 75,000 acres (30,350 hectares), while Calgary increased 2 percent from approximately 93,000 acres (38,000 hectares) to 95,000 acres (39,000 hectares). The aforementioned declines in acres (hectares) transferred and average value per acre (hectare) during 1981 could generally be attributed to the Edmonton annexation discussion held throughout 1981. Speculators holding land during this period would not normally sell; and the number of subdivisions being processed/approved was reduced in anticipation of a change in subdivision granting authority coinciding with annexation. Finally, note the extreme divergence in value indicated between small parcel transfers and quarter-section or larger parcels.

The SYMAPS (Maps 5 and 6) provide some insight into the direction and degrees to which agricultural land values have been increasing around the urban peripheries. The SYMAPS provide close up analysis of the highest proved agricultural lands in Alberta, where prices are most influenced by outside competition from non-agricultural sources.

Table 11

TRANSFER VALUES IN THE EDMONTON PERIPHERY - 1981

Size Class (Acres)	1981 Total Acres Transferred	1980 Average Value Per Acre ($)	1981 Average Value Per Acre ($)	% Change in Average Value
0+- 5	340	15,960.92	26,330.40	+64.96
5+- 35	1,519	10,619.60	10,556.43	-0.60
35+- 70	2,743	5,430.42	7,128.99	+31.27
70+- 90	10,227	2,781.01	2,059.60	-25.94
90+-150	10,568	3,930.33	3,860.65	-1.77
150+-170	44,327	2,098.17	2,131.56	+1.59
170+	5,278	3,363.62	1,336.18	-60.28
TOTAL	75,002	2,905.12	2,772.41	-4.57

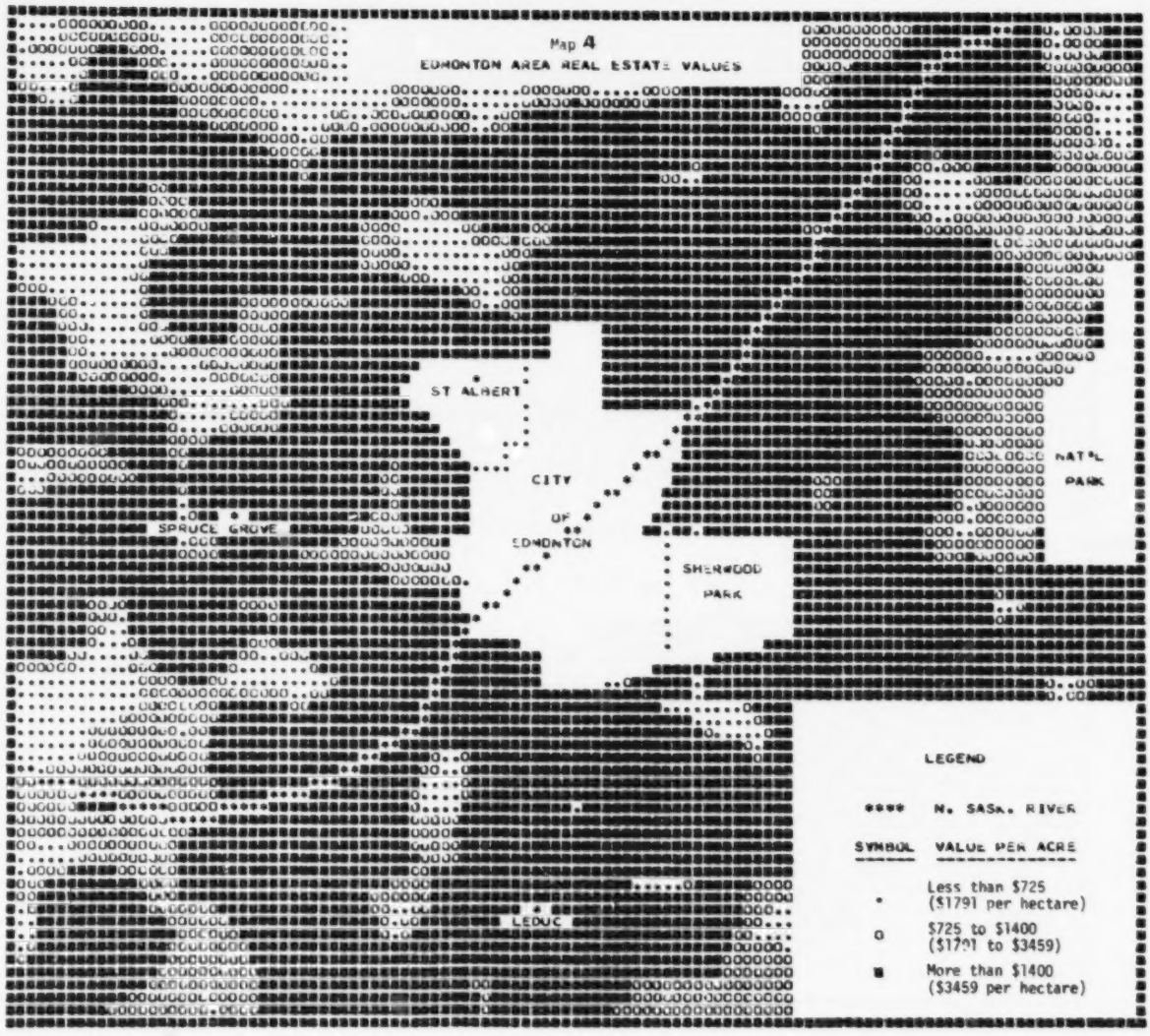
Size Class (Hectares)	1981 Total Hectares Transferred	1980 Average Value Per Hectare ($)	1981 Average Value Per Hectare ($)	% Change in Average Value
0+- 2	138	39,439.43	65,062.42	+64.96
2+- 14	615	26,241.03	26,084.94	-0.60
14+- 28	1,110	13,418.57	17,615.73	+31.27
28+- 36	4,139	6,871.87	5,089.27	-25.94
36+- 61	4,277	9,711.85	9,539.67	-1.77
61+- 69	17,939	5,184.58	5,267.08	+1.59
69+	2,136	8,311.51	3,301.70	-60.28
TOTAL	30,353	7,178.55	6,850.62	-4.57

TABLE 12

TRANSFER VALUES IN THE CALGARY PERIPHERY - 1981

Size Class (Acres)	1981 Total Acres Transferre	1980 Average Value Per Acre ($)	1981 Average Value Per Acre ($)	% Change in Average Value
0+- 5	134	25,646.58	30,133.73	+17.49
5+- 35	2,527	7,022.66	7,420.46	+5.66
35+- 70	3,366	7,076.02	4,537.96	-35.87
70+- 90	4,482	2,282.66	3,434.41	+50.45
90+-150	9,727	1,945.48	3,631.53	+86.67
150+-170	44,043	2,032.58	2,002.31	-1.49
170+	30,976	1,306.04	1,757.06	+34.53
TOTAL	95,256	2,050.67	2,429.29	+18.46

Size Class (Hectares)	1981 Total Hectares Transferred	1980 Average Value Per Hectare ($)	1981 Average Value Per Hectare	% Change in Average Value
0+- 2	54	63,372.67	74,460.45	+17.49
2+- 14	1,023	17,352.99	18,335.96	+5.66
14+- 28	1,362	17,484.85	11,213.30	-35.87
28+- 36	1,814	5,640.45	8,486.43	+50.45
36+- 61	3,936	4,807.28	8,973.51	+86.67
61+- 69	17,824	5,022.51	4,947.71	-1.49
69+	12,536	3,227.22	4,341.69	+34.53
TOTAL	38,550	5,067.21	6,002.78	+18.46

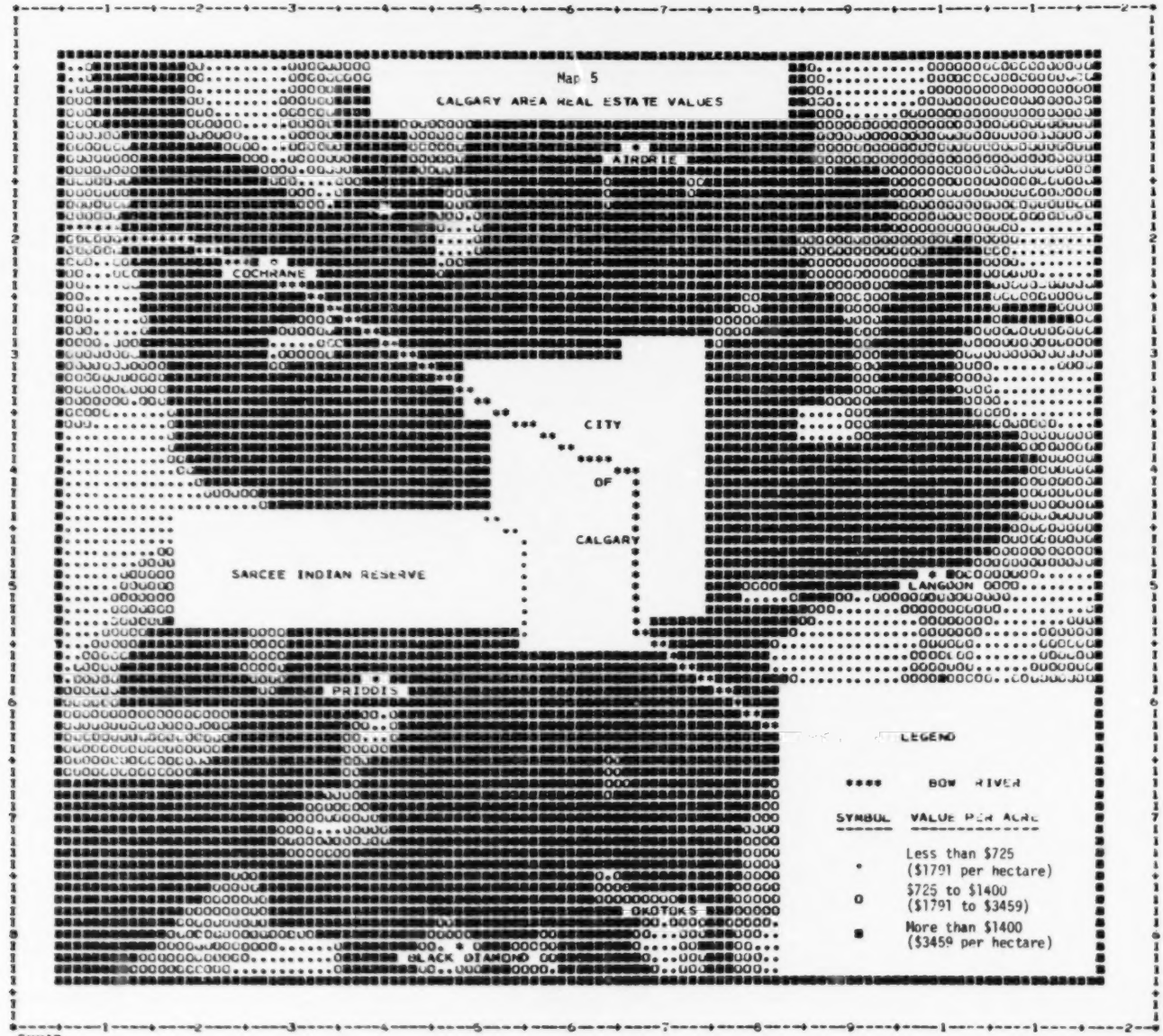


SYMAP

0.0 MINUTES FOR MAP

C 1931 REAL ESTATE VALUES: EDMONTON AREA

SCALE: 1 INCH = 4.8 MILES

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SYNAP
0.0       MINUTES FOR MAP

C    1981 REAL ESTATE VALUES: CALGARY AREA
C    SCALE: 1 INCH = 4.8 MILES
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APPENDIX D

AGRICULTURAL REAL ESTATE TRANSFERS

BY MUNICIPALITY AND

C.L.I. RATING, 1981

Alberta
CANADA

MUNICIPALITIES

TABLE 13

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1981

Municipality		Agriculture C.L.I. Rating									
		1	2	3	4	5	6	7	Organic	Unspecified	Total
County 1	Acres	—	22,893	14,525	16,082	5,303	2,017	1,837	318	—	62,977
Grande Prairie	Avg. Value	—	440.93	397.76	291.02	288.95	281.00	419.06	203.68	—	372.94
County 2	Acres	160	16,370	23,890	17,659	3,265	636	—	—	946	62,926
Vulcan	Avg. Value	1,300.00	614.74	609.70	501.02	252.97	347.92	—	—	381.02	557.67
County 3	Acres	876	11,331	9,136	7,653	5,067	5,217	—	—	—	39,282
Ponoka	Avg. Value	560.43	673.25	696.08	496.29	520.46	441.06	—	—	—	591.02
County 4	Acres	3,390	12,611	9,832	6,013	6,778	1,915	—	—	—	40,540
Newell	Avg. Value	901.86	682.36	756.34	438.31	455.97	350.82	—	—	—	628.94
County 5	Acres	—	16,877	11,038	9,549	1,480	319	158	—	640	40,061
Warner	Avg. Value	—	469.96	345.24	331.90	430.64	501.97	324.00	—	350.00	399.00
County 6	Acres	—	19,399	18,854	15,570	10,936	2,817	811	—	1,117	69,504
Stettler	Avg. Value	—	464.79	378.40	442.40	319.47	364.02	215.40	—	746.34	411.01
County 7	Acres	—	2,507	9,571	9,106	584	6,631	—	—	159	28,558
Thorhild	Avg. Value	—	466.66	444.12	329.38	319.26	313.86	—	—	761.00	378.48
County 8	Acres	5,398	3,482	21,574	30,267	6,766	2,694	182	—	347	70,711
Forty Mile	Avg. Value	779.12	513.13	443.20	340.62	293.47	151.68	102.00	—	282.17	401.27
County 9	Acres	—	27,533	16,941	11,971	1,233	400	—	—	160	58,237
Beaver	Avg. Value	—	464.18	451.61	309.85	617.48	105.36	—	—	125.00	428.65
County 10	Acres	4,460	10,854	7,154	11,478	4,211	2,856	—	—	—	41,020
Wetaskiwin	Avg. Value	847.47	590.31	457.49	386.07	514.32	358.97	—	—	—	514.10

TABLE 13 (Cont.)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING 1981

Municipality		Agriculture C.L.I. Rating									
		1	2	3	4	5	6	7	Organic	Unspecified	Total
County 11	Acres	---	5,856	8,184	12,119	957	4,135	---	---	---	31,251
Barrhead	Avg. Value	---	520.07	502.47	387.26	309.50	377.61	---	---	---	438.66
County 12	Acres	---	1,112	16,962	28,245	4,627	12,216	---	---	129	63,290
Athabasca	Avg. Value	---	206.18	324.46	312.84	229.06	205.02	---	---	194.00	286.90
County 13	Acres	159	6,840	6,510	8,628	2,640	1,450	74	---	---	26,301
Smoky Lake	Avg. Value	628.00	470.00	346.69	293.27	190.05	222.34	814.00	---	---	341.41
County 14	Acres	204	10,633	14,447	6,927	7,892	1,578	---	---	244	41,926
Lacombe	Avg. Value	53.00	760.38	740.09	684.06	503.21	543.42	---	---	712.38	680.48
County 16	Acres	2,612	7,195	24,732	29,231	4,531	473	---	---	636	69,411
Wheatland	Avg. Value	704.33	657.76	606.31	563.22	398.64	314.15	---	---	1,069.00	585.88
County 17	Acres	14,697	3,224	12,146	2,141	11,550	476	647	---	---	44,879
Mountain View	Avg. Value	994.38	918.78	924.96	903.22	740.06	543.65	543.33	---	---	889.09
County 18	Acres	---	---	19,089	8,858	6,047	2,911	---	---	299	37,204
Paintearth	Avg. Value	---	---	286.25	258.36	329.55	245.02	---	---	55.00	281.56
County 19	Acres	---	5,786	19,187	14,262	7,119	2,283	300	---	---	48,937
St. Paul	Avg. Value	---	443.20	294.71	295.77	281.10	195.66	165.98	---	---	305.18
County 20	Acres	1,918	642	1,306	894	1,512	892	---	---	---	7,164
Strathcona	Avg. Value	895.47	918.69	575.27	657.42	946.43	585.56	---	---	---	781.63
County 21	Acres	2,181	6,155	16,708	7,424	1,923	820	---	---	402	35,612
Two Hills	Avg. Value	597.42	414.49	376.18	312.27	284.70	300.11	---	---	603.27	378.90

TABLE 13 (Cont)

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING 1981

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
County 22	Acres	2,386	38,044	9,623	5,243	2,530	810	---	---	278	58,913
Camrose	Avg. Value	854.35	777.91	625.92	475.55	422.29	507.19	---	---	1,096.51	711.77
County 23	Acres	2,116	15,977	15,782	13,971	5,328	720	355	---	160	54,410
Red Deer	Avg. Value	1,142.56	636.07	672.51	559.92	578.75	723.93	892.95	---	593.00	643.88
County 24	Acres	---	17,171	30,130	16,593	3,115	2,714	110	---	---	69,833
Vermilion River	Avg. Value	---	539.23	403.80	369.73	300.22	299.31	360.00	---	---	420.17
County 25	Acres	4,632	5,477	17,602	10,092	2,074	3,831	148	---	---	43,856
Leduc	Avg. Value	759.88	758.11	534.97	419.32	321.15	449.63	797.00	---	---	543.29
County 26	Acres	2,720	23,775	11,929	1,410	155	2,621	---	---	2,987	45,596
Lethbridge	Avg. Value	599.70	580.54	448.76	559.65	1,155.00	165.75	---	---	327.39	511.04
County 27	Acres	549	14,911	17,781	10,309	187	156	---	---	---	43,893
Minburn	Avg. Value	548.33	374.84	373.00	314.34	357.24	6.00	---	---	---	360.67
County 28	Acres	---	8,524	13,891	11,750	3,609	1,283	339	---	410	39,807
Lac St. Anne	Avg. Value	---	495.80	426.41	407.04	218.40	295.08	255.87	---	346.94	410.19
County 29	Acres	300	26,760	29,467	3,420	---	1,670	---	---	---	61,616
Flagstaff	Avg. Value	683.59	521.90	452.05	199.62	---	272.15	---	---	---	464.62
County 30	Acres	4,388	16,426	7,306	2,289	1,015	2,148	---	---	265	33,837
Lamont	Avg. Value	497.00	493.23	474.35	399.28	644.16	440.43	---	---	773.18	486.66
County 31	Acres	319	3,349	10,630	9,405	3,387	6,249	160	---	521	34,020
Parkland	Avg. Value	775.27	539.09	458.71	489.46	542.31	476.14	1,062.00	---	482.96	492.83

TABLE 13 (Cont.)

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1981

Municipality		Agricultural C.L.I. Rating									
		1	2	3	4	5	6	7	Organic	Unspecified	Total
Municipal District 6	Acres	78	7,262	11,131	12,482	8,320	1,622	--	--	--	40,894
	Avg. Value	487.00	518.82	459.80	380.44	301.80	406.55	--	--	--	411.85
Municipal District 9	Acres	--	6,859	5,064	2,236	6,980	3,147	--	--	160	24,447
	Avg. Value	--	502.79	431.45	409.47	455.74	636.37	--	--	501.00	483.23
Municipal District 14	Acres	2,934	4,623	17,881	12,365	4,400	1,038	--	--	--	43,243
	Avg. Value	1,022.62	807.86	625.69	663.70	643.44	624.04	--	--	--	684.73
Municipal District 26	Acres	--	34,554	16,404	4,037	11,970	2,010	320	--	482	69,777
	Avg. Value	--	649.19	559.32	571.81	386.11	524.64	250.00	--	787.89	574.00
Municipal District 31	Acres	295	13,284	16,068	3,109	7,454	951	--	--	318	41,480
	Avg. Value	1,217.10	662.95	710.84	642.96	576.30	581.62	--	--	1,500.00	672.94
Municipal District 34	Acres	--	--	3,984	2,640	639	--	--	--	--	7,263
	Avg. Value	--	--	276.17	210.75	217.53	--	--	--	--	247.23
Municipal District 44	Acres	9,889	9,003	10,862	3,160	10,416	3,020	337	--	2,008	48,695
	Avg. Value	746.72	672.76	672.84	983.32	755.92	495.94	950.14	--	730.16	719.06
Municipal District 47	Acres	3,495	5,588	20,704	5,607	640	469	894	--	319	37,716
	Avg. Value	437.81	554.92	467.29	321.46	266.45	405.00	195.99	--	700.00	447.21
Municipal District 48	Acres	11,146	11,036	20,005	2,690	2,524	521	1,402	--	--	49,325
	Avg. Value	734.32	637.49	659.36	554.03	355.56	698.21	339.40	--	--	641.43
Municipal District 52	Acres	--	3,021	19,804	13,638	3,048	6,914		--	460	46,325
	Avg. Value	--	682.78	470.26	294.40	346.66	226.56		--	182.69	386.01

TABLE 13 (Cont.)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING 1981

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	organic	Unspecified	Total
Municipal District 61	Acres	---	7,803	12,232	10,276	1,514	1,141	---	---	130	33,097
	Avg. Value	---	319.82	362.87	379.28	248.48	184.03	---	---	13.00	313.99
Municipal District 87	Acres	---	---	10,600	17,307	5,004	1,113	---	---	---	34,024
	Avg. Value	---	---	360.29	346.60	240.91	247.82	---	---	---	332.09
Municipal District 90	Acres	5,968	4,543	5,836	5,171	240	1,989	80	---	157	23,983
	Avg. Value	604.81	834.08	616.46	659.38	728.67	649.13	500.00	---	1,209.00	671.36
Municipal District 92	Acres	2,511	10,014	15,096	16,059	2,241	4,701	---	---	312	50,933
	Avg. Value	868.87	580.01	462.41	468.83	343.87	365.28	---	---	552.22	493.96
Municipal District 130	Acres	---	29,803	19,806	5,329	792	589	1,907	---	---	58,226
	Avg. Value	---	407.78	327.55	328.13	346.53	186.01	281.70	---	---	366.00
Municipal District 133	Acres	---	6,956	7,436	158	---	---	479	---	562	15,592
	Avg. Value	---	377.71	344.55	126.00	---	---	249.96	---	494.89	359.55
Municipal District 135	Acres	---	5,022	5,225	199	---	73	---	---	---	10,518
	Avg. Value	---	440.24	343.08	365.69	---	410.00	---	---	---	390.36
Municipal District 136	Acres	---	249	12,082	5,996	471	---	160	317	159	19,435
	Avg. Value	---	417.43	438.04	294.84	487.97	---	215.00	109.87	629.00	389.16

TABLE 13 (Cont)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1981

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
Improvement District 1	Acres	2,001	2,906	9,052	29,496	8,571	2,377	957	—	2,373	57,733
	Avg. Value	686.90	413.29	448.76	344.60	260.27	421.96	172.23	—	269.33	360.97
I.D. 6	Acres	—	—	—	—	2,182	—	—	—	—	2,182
	Avg. Value	—	—	—	—	396.65	—	—	—	—	396.65
I.D. 7	Acres	—	160	1,370	320	—	143	777	—	—	2,770
	Avg. Value	—	750	161.81	63.50	—	72	215.60	—	—	194.87
I.D. 8	Acres	—	—	—	—	2,101	1,646	80	—	—	3,828
	Avg. Value	—	—	—	—	538.31	982.89	750	—	—	733.95
I.D. 10	Acres	—	1,111	1,102	9,449	9,763	6,575	1,333	—	321	29,653
	Avg. Value	—	652.21	699.03	699.27	571.66	474.72	979.77	—	591.91	617.15
I.D. 14	Acres	—	310	5,108	15,719	8,307	13,362	145	—	238	43,190
	Avg. Value	—	103.02	301.66	324.60	338.87	265.50	688	—	150.47	305.02
I.D. 15	Acres	—	469	952	9,427	2,536	747	—	—	155	14,286
	Avg. Value	—	273.83	350.44	305.56	283.28	141.86	—	—	225	294.12
I.D. 16	Acres	—	4,243	30,831	13,161	950	800	388	—	606	50,979
	Avg. Value	—	221.78	271.52	235.87	297.66	206.02	244.65	—	248.32	257.15
I.D. 17	Acres	—	14,800	25,594	15,088	3,266	3,830	1,365	—	1,123	65,065
	Avg. Value	—	309.81	284.88	222.17	257.25	215.15	307.91	—	259.67	270.57
I.D. 18	Acres	—	160	1,339	25,763	9,274	3,012	—	—	773	40,322
	Avg. Value	—	187	243.82	276.17	243.51	278.50	—	—	268.28	267.26

TABLE 13 (Cont)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1981

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
I.D. 19	Acres	—	12,751	28,795	6,696	478	2,561	1,773	1,440	321	54,815
	Avg. Value	—	321.96	321.39	282.72	425.35	317.18	208.40	390.33	186	314.87
I.D. 20	Acres	—	13,443	18,395	7,339	4,750	626	1,667	—	—	64,611
	Avg. Value	—	296.73	290.92	254.34	254.30	335.27	296.88	—	—	277.26
I.D. 21	Acres	—	2,634	10,829	18,118	16,022	2,854	446	1,110	2,543	54,556
	Avg. Value	—	217.11	334.79	302.05	245.03	223.67	313.97	229.81	250.10	279.80
I.D. 22	Acres	—	12,880	21,027	11,739	719	321	471	—	1,120	48,277
	Avg. Value	—	246.01	213.66	252.71	199.73	153.90	336.99	—	392.40	236.53
I.D. 23	Acres	—	—	5,953	12,923	1,120	1,277	—	—	318	21,591
	Avg. Value	—	—	259.25	235.39	159.71	167.58	—	—	264	234.45
Special Area 2	Acres	—	633	3,649	22,044	12,873	1,237	—	—	475	40,912
	Avg. Value	—	310.92	196.90	233.60	241.30	258.94	—	—	202	234.35
Special Area 3	Acres	—	—	2,481	19,184	9,146	1,976	—	—	—	32,787
	Avg. Value	—	—	296.68	300.04	281.43	425.87	—	—	—	302.17
Special Area 4	Acres	—	—	10,643	11,695	6,947	321	—	—	159	29,765
	Avg. Value	—	—	328.40	254.11	203.46	161.22	—	—	301	268.10

TABLE 14

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING 1981

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
County 1	Hectares	---	9,265	5,878	6,508	2,146	816	743	129	---	25,486
Grande Prairie	Avg. Value	---	1,089.54	982.86	719.11	713.99	694.49	1,035.50	503.29	---	921.53
County 2	Hectares	65	6,625	9,668	7,147	1,321	257	---	---	383	25,466
Vulcan	Avg. Value	3,212.3	1,519.02	1,506.57	1,238	625.09	859.71	---	---	941.50	1,378.00
County 3	Hectares	354	4,586	3,697	3,097	2,051	2,111	---	---	---	15,897
Ponoka	Avg. Value	1,384.82	1,663.60	1,720.01	1,226	1,286.06	1,089.86	---	---	---	1,460.41
County 4	Hectares	1,371.93	5,104	3,979	2,433	2,743	775	---	---	---	16,406
Newell	Avg. Value	2,228.50	1,686.11	1,868.92	1,083.06	1,126.70	866.88	---	---	---	1,554.11
County 5	Hectares	---	6,830	4,467	3,864	599	129	64	---	259	16,213
Warner	Avg. Value	---	1,161.27	853.10	820.12	1,064.11	1,240.37	800.60	---	864.85	985.93
County 6	Hectares	---	7,851	7,630	6,301	4,426	1,140	328	---	452	28,128
Stettler	Avg. Value	---	1,148.49	935.03	1,093.17	789.41	899.49	532.25	---	1,844.21	1,015.60
County 7	Hectares	---	1,015	3,873	3,685	236	2,684	---	---	64	11,557
Thorhild	Avg. Value	---	1,153.12	1,097.42	813.90	788.89	775.55	---	---	1,880.43	935.22
County 8	Hectares	2,184	1,409	8,731	12,249	2,738	1,090	74	---	140	28,612
Forty Mile	Avg. Value	1,925.20	1,267.94	1,095.15	841.67	725.16	374.80	252.04	---	697.24	991.54
County 9	Hectares	---	11,142	6,856	4,845	499	162	---	---	65	23,568
Beaver	Avg. Value	---	1,146.99	1,115.93	765.64	1,525.79	260.34	---	---	308.87	1,059.19
County 10	Hectares	1,805	4,392	2,895	4,645	1,704	1,155	---	---	---	16,601
Wetaskiwin	Avg. Value	2,094.10	1,458.65	1,130.46	953.98	1,270.88	887.01	---	---	---	1,270.34

TABLE 14 (Cont)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1981

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
County 11	Hectares	—	2,369	3,312	4,904	387	1,673	—	—	—	12,647
Barrhead	Avg. Value	—	1,285.09	1,241.60	956.92	764.77	933.07	—	—	—	1,083.92
County 12	Hectares	—	450	6,864	11,431	1,751	4,943	—	—	52	25,613
Athabasca	Avg. Value	—	509.47	801.74	773.03	566.01	506.60	—	—	479.37	708.93
County 13	Hectares	64	2,768	2,634	3,492	1,068	587	30	—	—	10,644
Smoky Lake	Avg. Value	1,551.79	1,161.37	856.67	724.67	469.61	549.40	2,011.39	—	—	843.62
County 14	Hectares	82	4,303	5,847	2,803	3,194	638	—	—	99	16,846
Lacombe	Avg. Value	130.96	1,878.90	1,828.76	1,690.31	1,243.43	1,342.79	—	—	1,730.29	1,681.46
County 16	Hectares	1,057	2,912	10,009	11,830	1,834	191	—	—	257	28,090
Wheatland	Avg. Value	1,740.40	1,625.32	1,498.19	1,391.72	985.04	776.26	—	—	2,641.50	1,447.71
County 17	Hectares	5,948	1,305	4,915	866	4,674	193	262	—	—	18,162
Mountain View	Avg. Value	2,457.11	2,270.30	2,285.57	2,231.86	1,828.69	1,343.36	1,342.57	—	—	2,196.94
County 18	Hectares	—	—	7,725	3,585	2,447	1,178	—	—	121	15,056
Paintearth	Avg. Value	—	—	707.32	638.41	814.32	605.44	—	—	135.90	695.73
County 19	Hectares	—	2,342	7,765	5,772	2,881	924	121	—	—	19,805
St. Paul	Avg. Value	—	1,095.15	728.23	730.85	694.60	483.47	410.14	—	—	754.10
County 20	Hectares	776	260	528	362	612	361	—	—	—	2,899
Strathcona	Avg. Value	2,212.71	2,270.08	1,421.49	1,624.48	2,338.63	1,446.92	—	—	—	1,931.41
County 21	Hectares	883	2,491	6,762	3,004	778	332	—	—	163	14,412
Two Hills	Avg. Value	1,476.22	1,024.20	929.54	771.62	703.49	741.57	—	—	1,490.68	936.26

TABLE 14 (Cont)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1981

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
County 22 Camrose	Hectares	9,658	15,396	3,894	2,122	983	328	—	—	112	23,842
	Avg. Value	2,111.10	1,922.21	1,546.65	1,175.08	1,043.48	1,253.27	—	—	2,709.48	1,758.78
County 23 Red Deer	Hectares	856	6,466	6,387	5,654	2,156	291	144	—	65	22,020
	Avg. Value	2,823.26	1,571.73	1,661.77	1,383.56	1,430.09	1,788.83	2,206.48	—	1,465.30	1,591.03
County 24 Vermilion River	Hectares	—	6,949	12,194	6,715	1,261	1,098	44	—	—	28,261
	Avg. Value	—	1,332.44	997.79	916.60	741.84	739.59	756.13	—	—	1,038.24
County 25 Leduc	Hectares	1,875	2,216	7,123	4,084	839	1,550	60	—	—	17,748
	Avg. Value	1,877.66	1,873.29	1,321.91	1,036.14	793.56	1,111.03	1,969.39	—	—	1,342.47
County 26 Lethbridge	Hectares	1,101	9,622	4,828	571	63	1,061	—	—	1,209	18,453
	Avg. Value	1,481.86	1,434.51	1,108.88	1,382.89	2,854	409.57	—	—	808.98	1,262.78
County 27 Minburn	Hectares	222	6,034	7,196	4,172	76	63	—	—	—	17,763
	Avg. Value	1,354.92	926.23	921.68	776.73	882.74	14.83	—	—	—	891.22
County 28 Lac St. Anne	Hectare	—	3,450	5,622	4,755	1,460	519	137	—	166	16,110
	Avg. Value	—	1,225.12	1,053.66	1,005.79	539.67	729.14	632.25	—	857.29	1,013.58
County 29 Flagstaff	Hectares	121	10,830	11,925	1,384	—	676	—	—	—	24,936
	Avg. Value	1,689.15	1,289.61	1,117.01	493.26	—	672.48	—	—	—	1,148.08
County 30 Lamont	Hectares	1,776	6,648	2,957	926	411	869	—	—	107	13,694
	Avg. Value	1,228.09	1,218.77	1,172.12	986.62	1,591.72	1,088.30	—	—	1,910.53	1,202.54
County 31 Parkland	Hectares	129	1,355	4,302	3,806	1,371	2,529	65	—	211	13,768
	Avg. Value	1,915.69	1,332.09	1,133.47	1,209.46	1,340.05	1,176.54	2,624.20	—	1,193.39	1,217.78

TABLE 14 (Cont)

ARICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1981

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
M.D. 6	Hectares	32	2,039	4,505	5,051	3,367	656	—	—	—	16,550
	Avg. Value	1,203.38	1,282	1,136.16	940.08	745.75	1,004.58	—	—	—	1,017.68
M.D. 9	Hectares	—	2,776	2,049	905	2,825	1,274	—	—	65	9,894
	Avg. Value	—	1,242.39	1,066.11	1,011.80	1,126.13	1,572.47	—	—	1,237.97	1,194.06
M.D. 14	Hectares	1,187	1,871	7,236	5,004	1,781	420	—	—	—	17,500
	Avg. Value	2,526.89	1,996.22	1,546.08	1,640	1,589.94	1,542	—	—	—	1,691.97
M.D. 26	Hectares	—	13,984	6,639	1,634	4,844	813	129	—	195	28,239
	Avg. Value	—	1,604.15	1,382.08	1,412.94	954.08	1296.38	617.75	—	1,946.88	1,418.35
M.D. 31	Hectares	119	5,376	6,503	1,258	3,017	385	—	—	129	16,787
	Avg. Value	3,007.45	1,638.15	1,756.48	1,588.75	1,424.04	1,437.18	—	—	3,706.50	1,662.83
M.D. 34	Hectares	—	—	1,612	1,068	259	—	—	—	—	2,939
	Avg. Value	—	—	682.42	520.76	537.52	—	—	—	—	610.90
M.D. 44	Hectares	4,002	3,643	4,396	1,279	4,215	1,222	136	—	813	19,707
	Avg. Value	1,845.14	1,662.39	1,662.59	2,429.78	1,867.88	1,225.47	2,347.79	—	1,804.22	1,776.80
M.D. 47	Hectares	1,414	2,261	8,379	2,269	259	190	362	—	129	15,264
	Avg. Value	1,081.83	1,371.21	1,154.67	794.33	658.40	1,000.75	484.29	—	1,729.70	1,105.05
M.D. 48	Hectares	4,511	4,466	8,096	1,089	1,021	211	567	—	—	19,962
	Avg. Value	1,814.50	1,575.24	1,629.28	1,369	878.59	1,725.28	838.66	—	—	1,584.97
M.D. 52	Hectares	—	1,223	8,015	5,519	1,233	2,798	—	—	186	18,748
	Avg. Value	—	1,687.15	1,162.01	727.46	856.60	559.83	—	—	451.43	953.83

TABLE 14 (Cont)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1981

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
M.D. 61	Hectares	—	3,158	4,950	4,159	613	462	—	—	53	13,394
	Avg. Value	—	790.27	896.65	937.20	613.99	452.28	—	—	32.12	775.74
M.D. 87	Hectares	—	—	4,290	7,004	204	450	—	—	—	13,769
	Avg. Value	—	—	890.28	856.45	595.29	612.36	—	—	—	820.59
M.D. 90	Hectares	2,415	1,838	2,362	2,093	97	805	32	—	63	9,706
	Avg. Value	1,494.48	2,061.01	1,523.27	1,629.32	1,800.54	1,604	1,235.50	—	2,987.43	1,658.93
M.D. 92	Hectares	1,016	4,053	6,109	6,499	907	1,902	—	—	126	20,613
	Avg. Value	2,146.98	1,433.20	1,142.61	1,158.48	849.70	902.61	—	—	1,364.53	1,220.57
M.D. 130	Hectares	—	12,061	8,015	2,157	320	238	772	—	—	23,564
	Avg. Value	—	1,007.62	809.38	810.81	856.27	459.63	696.08	—	—	904.39
M.D. 133	Hectares	—	2,815	3,009	64	—	—	194	—	227	6,310
	Avg. Value	—	933.32	851.38	311.34	—	—	610.24	—	1,222.87	888.45
M.D. 135	Hectares	—	2,032	2,115	48	—	29	—	—	—	4,257
	Avg. Value	—	1,087.83	847.45	903.62	—	1,013.11	—	—	—	964.58
M.D. 136	Hectares	—	101	4,890	2,427	191	—	65	128	64	7,865
	Avg. Value	—	1,031.47	1,082.40	728.55	1,205.77	—	531.26	271.49	1,554.26	961.61

TABLE 14 (Cont)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1981

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
I.D.	Hectares	810	1,176	3,663	11,937	3,469	962	387	—	960	23,364
1	Avg. Value	1,697.33	1,021.24	1,108.88	851.51	643.13	1,042.66	425.58	—	665.51	891.96
I.D.	Hectares	—	—	—	—	8,572	—	—	—	—	8,572
6	Avg. Value	—	—	—	—	980.12	—	—	—	—	980.12
I.D.	Hectares	—	65	554	129	—	58	314	—	—	1,121
7	Avg. Value	—	1,853.25	399.83	156.91	—	177.91	532.75	—	—	481.52
I.D.	Hectares	—	—	—	—	850	666	32	—	—	1,549
8	Avg. Value	—	—	—	—	1,330.16	2,428.72	1,853.25	—	—	1,813.59
I.D.	Hectares	—	450	446	3,824	3,951	2,661	539	—	130	12,001
10	Avg. Value	—	1,611.61	1,727.03	1,727.90	1,412.57	1,173.03	2,421.01	—	1,462.61	1,524.98
I.D.	Hectares	—	125	2,067	6,361	3,361	5,408	59	—	96	17,479
14	Avg. Value	—	254.56	745.40	802.09	837.35	656.05	1,700.05	—	371.81	753.70
I.D.	Hectares	—	190	385	3,815	1,026	302	—	—	63	5,781
15	Avg. Value	—	676.63	865.94	755.04	699.98	350.54	—	—	555.97	726.77
I.D.	Hectares	—	1,717	12,477	5,326	384	324	157	—	245	20,631
16	Avg. Value	—	548.01	670.92	582.83	735.52	509.07	604.53	—	613.60	635.42
I.D.	Hectares	—	5,990	10,358	6,106	1,322	1,550	552	—	454	26,332
17	Avg. Value	—	765.54	703.94	548.98	635.66	531.64	760.84	—	641.64	668.58
I.D.	Hectares	—	65	542	10,426	3,753	1,219	—	—	313	16,318
18	Avg. Value	—	462.08	602.48	682.42	601.71	688.17	—	—	662.92	660.40

TABLE 14 (Cont)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1981

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
I.D. 19	Hectares	—	5,160	11,653	2,710	193	1,036	717	583	130	22,184
	Avg. Value	—	795.56	794.15	698.60	1,051.04	783.75	514.96	964.50	459.61	778.04
I.D. 20	Hectares	—	5,440	7,444	2,970	1,922	253	675	—	—	26,148
	Avg. Value	—	733.22	718.86	628.47	628.37	828.45	733.59	—	—	685.11
I.D. 21	Hectares	—	1,066	4,382	7,332	6,484	1,155	180	449	1,029	22,079
	Avg. Value	—	536.48	827.27	746.36	605.47	552.69	775.82	567.86	617.99	691.38
I.D. 22	Hectares	—	5,212	8,510	4,750	291	130	191	—	453	19,538
	Avg. Value	—	607.89	527.95	624.45	493.53	380.29	832.70	—	969.62	584.46
I.D. 23	Hectares	—	—	2,409	5,230	453	517	—	—	129	8,738
	Avg. Value	—	—	640.60	581.65	394.64	414.09	—	—	652.34	579.32
Special Area 2	Hectares	—	256	1,477	8,921	5,210	501	—	—	192	16,557
	Avg. Value	—	768.28	486.54	577.23	596.25	639.84	—	—	499.14	579.08
Special Area 3	Hectares	—	—	1,004	7,764	3,701	800	—	—	—	13,269
	Avg. Value	—	—	733.10	741.40	695.41	1,052.32	—	—	—	746.66
Special Area 4	Hectares	—	—	4,307	4,733	2,811	130	—	—	64	12,046
	Avg. Value	—	—	811.48	627.90	502.75	398.37	—	—	743.77	662.47